



MACWOOD



69 DEANPARK AVENUE,  
BALERNO, EH14 7EE



# WHAT YOU NEED TO KNOW



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Nestled in the popular village of Balerno eight miles from Edinburgh, this well-presented three-bedroom mid-terrace home with front and rear gardens, offers buyers a comfortable lifestyle close to local amenities, green space, and transport links.

Boasting plush carpeting and a neutral colour palette, the welcoming hallway ushers you into a bright and spacious living room. Enjoying views to the front and rear, this generously proportioned dual-aspect space is ideal for relaxation, day-to-day living, and entertaining. Its warm ambience is enhanced by carpeting and a living flame fireplace. Adjoining is a modern kitchen leading to the south-west-facing rear garden. U-shaped in design, soft grey wall and floor cabinetry is complemented by a black tiled splashback and wood-effect worktops. Integrated appliances include an extractor hood, oven, and gas hob. Ascending to the first floor, and three comfortable double bedrooms await, each shares access to a well-appointed family bathroom. Externally, there is a neat front garden and enclosed rear garden mainly laid to lawn and drying green. There is ample on-street parking.





## OUR EXPERT SAYS...

*“Enjoying views to the front and rear, this generously proportioned dual-aspect space is ideal for relaxation, day-to-day living, and entertaining”*

**- Ross MacDonald,  
Director**



**860 FT<sup>2</sup>**

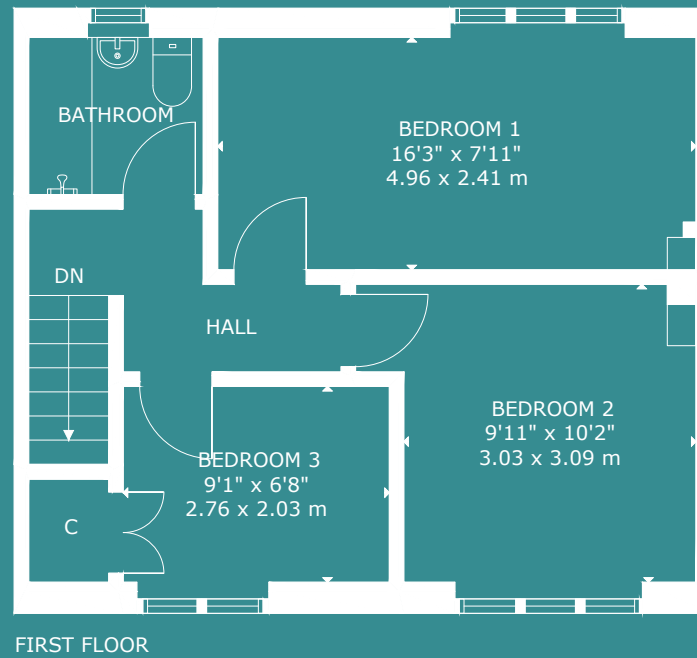
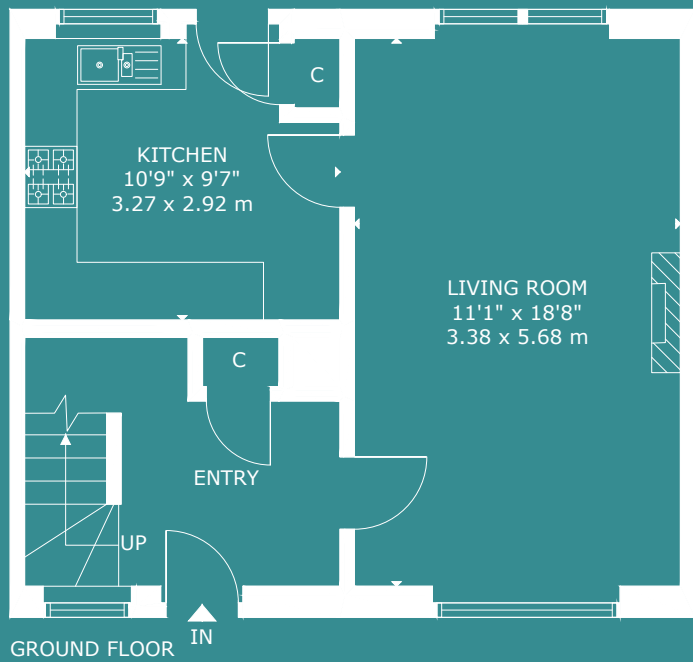








# FLOORPLAN



Deanpark Avenue





# LOCATION



Balerno is situated about eight miles south-west of Edinburgh, set in a beautiful semi-rural area with stunning natural scenery and a friendly community. It is near scenic spots like The Pentland Hills Regional Park, the Water of Leith, and Malleny Gardens. The Dalmahoy Hotel and Country Club, with its golf course, spa, gym, and pool, is just a ten-minute drive away.

Families can enjoy a wide range of activities, including the Edinburgh International Climbing Arena, Currie RFC, local bowling and tennis clubs, Baberton Golf Club, Midlothian Snowsports Centre, and the award-winning Jupiter Artland sculpture garden.

The village offers a variety of local amenities, including pubs, restaurants, independent shops, and a popular farmers market on Main Street. Larger shopping needs are met at Hermiston Gait with a Tesco Superstore, and there's an Asda at Chesser. The Gyle Shopping Centre, home to Morrisons and Marks & Spencer, is also nearby.

Education options include Dean Park Primary School and Balerno Community High School, while Heriot-Watt University, Edinburgh College, and Napier University are close by.

Commuters will find easy access to the City Bypass, just five miles away, with Curriehill Train Station offering regular services to Edinburgh Waverley and Glasgow Central. An efficient bus service is also available, and Edinburgh International Airport is just 7 miles away.





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INTEREST, CONTACT:**

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